

Olympia Regional Coalition Brownfield Grant

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What is a Brownfield?

“.....real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or *potential* presence of a hazardous substance, pollutant or contamination.” (USEPA)*

In layman's terms:

- A brownfield is a property that is difficult to develop because it is contaminated or believed to be contaminated
- A site with low to moderate levels of contamination
- Typically commercial and industrial sites
- Hazardous, petroleum, asbestos, lead paint, mold, meth- lab contaminants and mine-scarred lands

*Individual federal and state programs may have different definitions



What Creates Brownfields?

- Closed industrial and commercial facilities
 - Economics (technology and economic down turns)
 - Population changes
 - City development and planning changes
- Unintended consequences of federal and state environmental regulations
 - Liability for contamination
 - Stringent cleanup requirements
- Relative costs of development – old urban sites vs. new suburban land



Benefits of Brownfield Redevelopment

Brownfield redevelopment aligns well with economic development strategies **and** brings value back to communities by:

- Converting sites to produce revenue
- Attracting/retaining employers and jobs
- Reusing existing infrastructure
- Revitalizing urban cores and preventing sprawl
- Removal of blight
- Creating green space, retail opportunities, services for community
- Offering more housing choices for current and new residents
- Increasing tax base
- Controlling hazards
 - Contamination
 - Asbestos
 - Lead in paint
 - Unsafe buildings



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- Allowed EPA grant activities:
 - Community involvement
 - Brownfield inventories
 - Site assessment (Phase I and Phase II investigations)
 - Cleanup planning
- Grant funding: \$600,000
 - \$500,000 for hazardous substances
 - \$100,000 for petroleum
 - Assessment minimum of 1 site per coalition member
- Three-year performance period (October 1, 2019 through September 30, 2022)
- Held public open house on February 24, 2020



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How can this grant help?

- Eliminates up front out of pocket costs for developers to determine if there is a problem
- Fund Phase I Environmental Site Assessments (ESAs) and Phase II ESAs
- Partner Phase II ESAs with collection of geotechnical information to save money during redevelopment
- Fund lead-based paint and asbestos containing materials surveys
- Remove underground storage tanks (to assess soil beneath)
- Fund remedial action planning (provides a specific remedial plan with detailed estimate of cleanup costs)



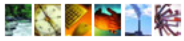
Current Projects

- Hardel Mutual Plywood Corporation
- 305/307 State Avenue
- 209 NE Washington Street
- 400 State Avenue
- Fiddlehead Marina
- (b) (6) Property along Deschutes Pkwy



Hardel Mutual Plywood Corporation

- Current Owner: Hardel Mutual
- Use: Vacant Lot (Former Plywood Manufacturing)
- Prospective Purchaser: Milestone Development
- Planned Redevelopment: Mixed-Use Residential and Commercial (Restaurant)
- Work Completed to Date:
 - Phase I ESA (private funds)
 - Sampling and Analysis Plan
 - Phase II ESA



305/307 State Avenue NE Site

- Current Owner: S&S Family Fund LLC
- Use: Estuarium / Cabinet Maker (Former Residential and Auto Repair)
- Actively Marketed by Owner
- Work Completed to Date:
 - Phase I ESA
 - Sampling and Analysis Plan



209 NE Washington Street

- Current Owner: Fishtrap LLC
- Use: Vacant Building (Former Office. Prior to 1990s Remodel, Used for Automotive Repair)
- Prospective Purchaser: Rhodium Investments LLC
- Planned Redevelopment: Commercial Office Space
- Work Completed to Date:
 - Phase I ESA (private funds)
 - Sampling and Analysis Plan
 - Phase II ESA



400 State Avenue NE Site

- Current Owner: Steamboat Investments LLC
 - Use: Vacant Lot (Former Warehouse and Gas Station)
 - Actively Marketed by Owner
 - Work Completed to Date:
 - Sampling and Analysis Plan
- **The current owner would like to understand environmental concerns prior to attempting redevelopment or sale of the Property



Fiddlehead Marina

- Current Owner: Fiddlehead Marina
- Use: Marina (Former Bulk Petroleum Terminal)
- Prospective Purchaser: Tiegs Property Services
- Planned Redevelopment: Upgrades (over \$1MM) to the existing marina
- Work Completed to Date:
 - Phase I ESA
 - Sampling and Analysis Plan
 - Phase II ESA (mix of grant and private funds)



Murphy Property on Deschutes Parkway

- Current Owner: (b) (6)
- Use: Vacant Forested Land
- Prospective Purchaser: City of Olympia / Oly Ecosystems
- Planned Redevelopment: Ecological Reserve
- Work Completed to Date:
 - Phase I ESA (underway)



Expenditure of Funds

- Beginning grant funds: \$600,000
- Expended to date on projects: ~\$130,000
- Remaining funds: \$470,000

